



FREDERICK COUNTY PLANNING COMMISSION

January 11, 2017

TITLE: **Arcadia Business Park Lot 5 Building "C"**
(Formerly the Russell Property)

FILE NUMBER: **SP 04-11, AP 16799, APFO 16800, FRO 16801**

REQUEST: **Site Development Plan Approval**
The Applicant is requesting Planned Commercial/Industrial Development site development plan approval for the construction of a 112,000 square foot shown as building "C", on a 17.43-acre site.

PROJECT INFORMATION:

ADDRESS/LOCATION: Buckeystown Pike located north of English Muffin Way
TAX MAP/PARCEL: Tax Map 86, Parcel 175
COMP. PLAN: Limited Industrial
ZONING: Limited Industrial
PLANNING REGION: Adamstown
WATER/SEWER: W-1/3/S-3

APPLICANT/REPRESENTATIVES:

APPLICANT: St. John's Properties
OWNER: St. John's Properties
ENGINEER: Harris, Smariga and Associates, Inc.
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Tolson DeSa, Principal Planner II

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

Exhibit 1- Arcadia Business Park Lot 5 Building "C" Site Plan Rendering
Exhibit 2- Arcadia Business Park Lot 5 Building "C" Parking and Loading Modification Requests
Exhibit 3- Arcadia Business Park Lot 5 Building "C" Lighting Modification Request

STAFF REPORT

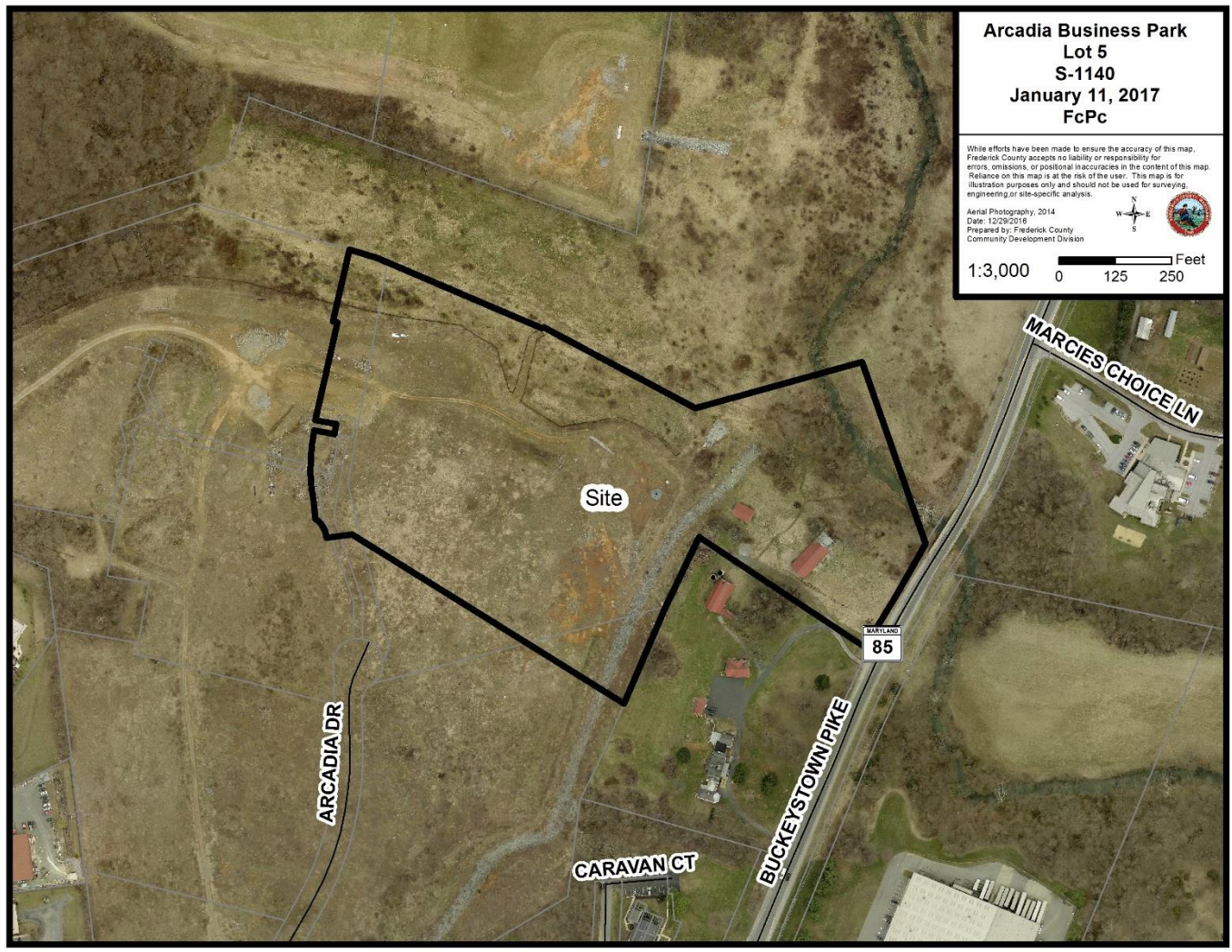
ISSUE

Development Request

The Applicant is requesting site development plan approval for the construction of a 112,000 square foot structure, shown as building “C”, on a 17.43-acre site. The proposed “Office” use is being reviewed as an “Office Business” land use under the heading of **Commercial Business and Personal Service** in the Use Table. The proposed “Warehouse” use is being reviewed as a “Wholesaling and/or Warehouse” land use under the heading of **Wholesaling and Processing** per §1-19-5.310 Use Table in the Zoning Ordinance. Both uses are principal permitted uses in the Limited Industrial (LI) Zoning District subject to Planned Commercial/Industrial site development plan approval, (see Graphic #1).

This project is also being reviewed and approved under the provisions of Zoning Ordinance Section 1-19-10.300 Planned Commercial/Industrial Development Standards. The purpose of the Planned Commercial/Industrial Development provisions, in part, is to allow for more than 1 principal use or building on a single lot in the GC, ORI, LI and GI zoning districts.

Graphic #1: Arcadia Business Park Lot 5: Site Aerial



Arcadia Business Park Lot 5 (Formerly known as the Russell Property)

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BACKGROUND

Development History

The original property (approximately 140 acres) from which this subject property was developed, has the following re-zoning history:

- The original property was zoned Agriculture on the 1959 Frederick County Zoning Map.
- A 1970 rezoning changed the zoning to Residential Mobile Home District.
- The entire original site was comprehensively rezoned to Planned Unit Development (PUD) in 1972.
- The 1977 Zoning Maps were updated in 1989, and showed a 1988 rezoning of the property into several zones, but primarily Office/Research/Industrial (ORI) for about 95% of the Russell Property.
- The 2000/2001 Adamstown Comprehensive Rezoning process changed the ORI zoning to limited industrial (LI).

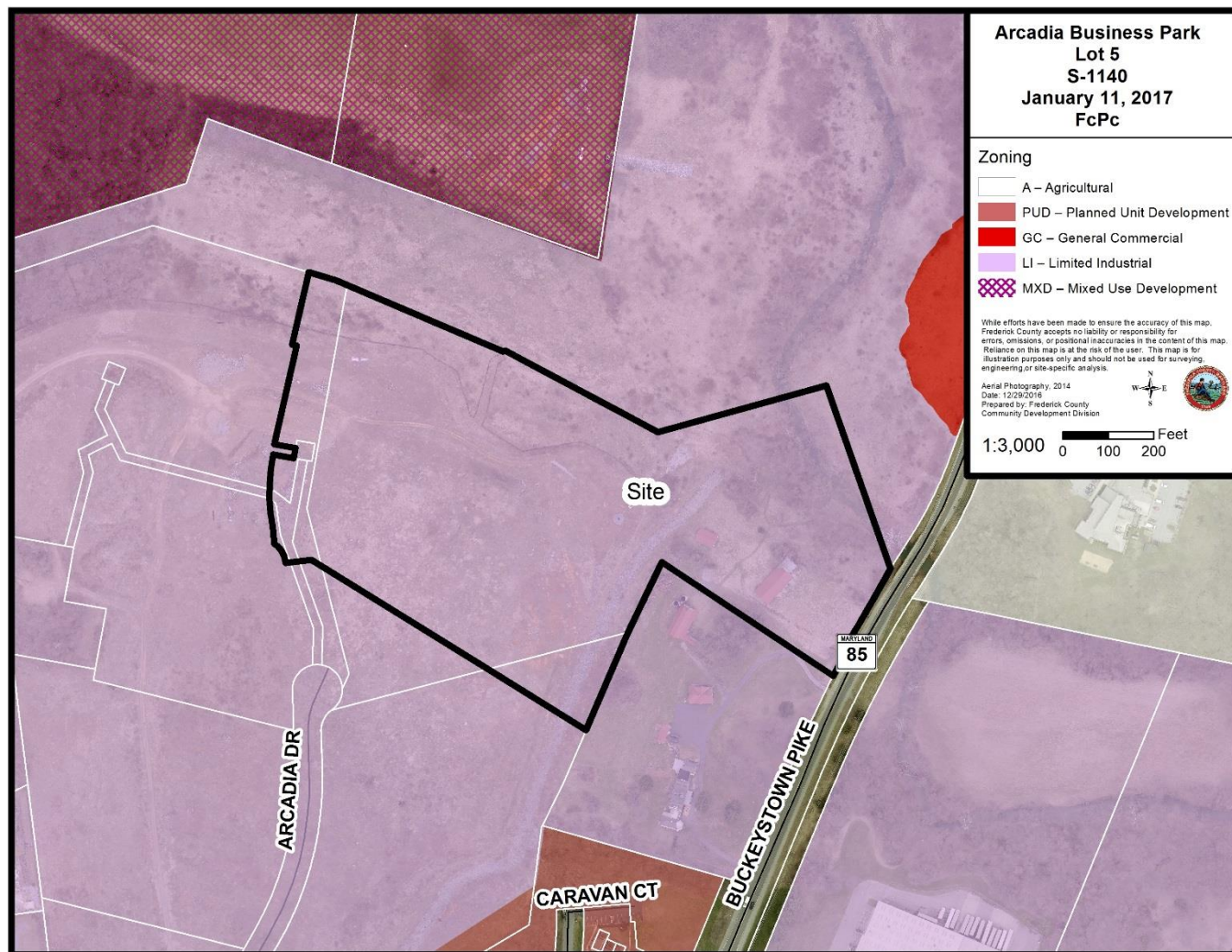
On August 16, 2006, the FCPC approved a Combined Preliminary Plat/Final Site Plan Application for 6 industrial lots containing 11 office/warehouse buildings for a total of 413,730 square feet on 104.45 acres.

- At the time, the Preliminary Plan (AP 4164), received a three year approval with an 8/16/2009 expiration date. Under Ord. #09-23-527 the expiration date was extended three years to 8/16/2012. In 2011, under a second ordinance, the project's expiration date was further extended to 8/16/2015. The Applicant recorded all of the plats for the 6 lots shown on the Russell Preliminary Plan prior to 8/16/15, and therefore has vested the Preliminary Plan.
- APFO (AP 4042) approval was originally granted for three years or until 8/16/2009. Similar to the Preliminary Plan, the APFO was also extended twice, resulting in an expiration date of 8/16/2015. The Applicant recorded all of the plats for the 6 lots shown on the Russell Preliminary Plan prior to 8/16/15, and has paid all of the required escrow payments, and therefore has vested the APFO portion of the Preliminary Plan.
- The original approval period for the Russell Site Plan (AP 4041) was two years, with an 8/16/2008 expiration date. The Site Plan approval was also extended twice to 8/16/2014, and expired on that date.
- Staff worked with the Applicant toward plat recordation and vesting prior to expiration. As part of that process the project was resubmitted for site plan review. Staff worked with the Applicant to bring the previously approved site plan further into compliance with the existing Code within the confines of the recorded plats and avoiding complete redesign of the project.
- On October 14, 2015 the FCPC approved site plans for Russell Lots 1, 2 and 6.

Existing Site Characteristics

The site is currently zoned LI, and is vacant but graded, undeveloped land. The Russell Property is surrounded by limited industrial development to the north, south and west (see Graphic #2 below). Wedgewood Business Park is located to the south and is largely built out. Westview South MXD is located to the north, but no public road connection exists at this time.

Graphic #2: Arcadia Business Park Lot 5 Zoning



A small area of residential development is located to the southeast (Countryside Planned Unit Development) and a National Historic Register site (Arcadia) is also located to the southeast of this site.

ANALYSIS

Summary of Development Standards Findings and Conclusions

The site presents several issues that added challenges to the development of this project.

1. Adjacent Residential Development:

- The Arcadia Business Park development surrounds the Countryside PUD (approximately 35 acres) on the south, west and northern sides. Originally, the entire area of the Russell development site was part of a residential PUD. Only a 30-acre portion was actually developed with attached single family units, an additional 5-acre buffer behind the units was added, creating a total of 35 acres, within Countryside PUD.

Arcadia Business Park Lot 5 (Formerly known as the Russell Property)

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- b. To address the limited site-access problems, the Applicant acquired land from the adjoining Countryside PUD development. The Applicant worked with the Home Owners Association (HOA) to acquire the additional land needed for a safe entry, and a benign level of impact on wetlands, floodplain and the historic structures on the site.
- c. The Arcadia Business Park development plan adds landscape improvements designed to mitigate the effects of an existing residential development that is surrounded by a planned industrial development.

2. Historic Arcadia Mansion Farm:

- a. The Arcadia Mansion Farm is located in between MD 85 and Lots 5 and 6 of the Arcadia Business Park development project. Arcadia is listed in the National Register (NR) but is zoned LI and currently under the ownership of Calvary Independent Baptist Church of Mount Airy Inc. The main farm-house is a two and one-half-story structure built about 1790, with post-Civil War additions. There is a bank barn, carriage house and wagon shed/corn crib on the site and these are structures of historical importance as part of the Arcadia farm complex.

3. Site Access:

- a. A short dead-end road "Conestoga Trail" serves the Countryside townhouse development. An extension of Conestoga trail is proposed and reflected in the revised Preliminary Plan (AP 16796) and will also be reflected in a revised site plan for the Countryside townhouse development. This entrance is designed as a monumented access onto MD 85 and will eventually provide a safer access into the Countryside development due to a planned traffic light to be constructed at MD 85 and the proposed Arcadia Drive.
- b. Arcadia Drive is also proposed to connect to Wedgewood Boulevard to the west, which would provide for two full movement access points for Arcadia Business Park.
- c. SHA spacing requirements for a bridge expansion across Ballenger Creek and Ballenger Creek floodplain and impacts to the Arcadia Mansion prevented the Applicant from developing a site entry north of the Arcadia Mansion Farm.
- d. The Russell Property is located next to the Westview South MXD. However, no internal road connection was required by the Planning Commission during the approval process for Westview South. Staff and the Applicant worked to show a potential connection to the north of proposed Lot 4 to connect to the built Executive Court South.

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County zoning ordinance.

Site Development §1-19-3.300.4 (A): *Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.*

Findings/Conclusions

- 1. **Dimensional Requirements/Bulk Standards §1-19-6.100:** §1-19-6.100 of the Zoning Ordinance stipulates the setback requirements for the LI zone and the minimum lot area for the proposed use. The setback requirements are 25-foot front and 20-foot rear, and side yards equal to the height of the structure. The proposed building location exceeds minimum setback requirements and the proposed building height is 22 feet. The proposed plan meets the required Bulk/Dimensional requirements.

2. **Signage §1-19-6.300:** In accordance with Zoning Ordinance (Z.O.) Section 1-19-6.320, Building “C” is entitled to 710 square feet of signage. The Applicant is proposing signage for Building “C”, not to exceed 369 square feet. The proposed sign adheres to the sign setback requirements of Section 1-19-6.300. The Applicant has provided an overall signage breakdown for the entire Arcadia Business Park on Sheet 1 of the site plan.
3. **Landscaping and Screening §1-19-6.400:** The Applicant has proposed a landscape plan in accordance with Zoning Ordinance Section 1-19-6.400. The proposed plan includes street trees, parking lot landscaping, and screening along exterior property lines. The Applicant has provided increased landscaping treatments throughout the site in order to come into compliance with the current landscape ordinance regulations.
 - a. Street Trees: The Applicant is required to provide 1 tree for every 35’ of road frontage. Lot 5 contains 50’ of frontage along the proposed Arcadia Drive, which requires 2 street trees. The Applicant has provided 15 London Plan Trees.
 - b. Parking Lot Landscaping: The Applicant is required to provide 20% parking lot canopy coverage or 19 trees, the Applicant has proposed 24 trees.
 - c. Screening along exterior property lines: The Applicant has provided a mixed evergreen and deciduous screen buffer to the east and north of the proposed structure.
4. **Lighting §1-19-6.500:** The Zoning Ordinance provides that pole and building mounted lighting shall not exceed a maximum height of 24 feet for industrial uses. The Applicant has submitted a lighting plan that proposes 24 foot tall pole lights as well as 17 foot tall building mounted lights throughout the Site which comply with zoning ordinance requirements. The Applicant’s plan does propose lighting levels over 0.5 foot candles, along the interior property boundary with Lot 6 to the south and Arcadia Drive to the west. Therefore, in accordance with Z.O. Section 1-19-6.500.G the Applicant is requesting a modification for the spillage along the interior property lines (See Exhibit #2).

Staff has no objection to the light spillage proposed due to the integrated industrial park design as well as providing improved levels of lighting and safety for the users of all lots, Arcadia Drive and the overall Arcadia Business Park. The lighting has been designed and will be installed to be fully shielded and directed downward.

Modifications/Conditions:

Per Z.O. §1-19-6.500.G: The Applicant is seeking a Lighting spillage modification for the lot lines interior to the overall Arcadia Business Park Development including areas of Arcadia Drive.

Transportation and Parking §1-19-3.300.4 (B): *The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.*

Findings/Conclusions

1. **Access/Circulation:** The Applicant is proposing a single public road (cul-de-sac) of 1,600 feet, located off of MD 85 (Arcadia Drive). The Applicant has worked with Staff to provide a 60' wide right-of-way for the construction of Arcadia Drive and to construct a 20' wide private road to the south of proposed Lots 3 and 4 (to be included in the Revised Preliminary Plan AP 16796) in order to serve as a future full movement connection to Wedgewood Boulevard. This connection would eventually provide all of the proposed lots with redundant access to MD 85 and Wedgewood Boulevard.
2. **Connectivity §1-19-6.220 (F):** The Applicant has worked with Staff to provide a 60' wide right-of-way for the construction of Arcadia Drive and to construct a 20' wide private road to the south of proposed Lots 3 and 4 (to be included in the Revised Preliminary Plan AP 16796) in order to serve as a future full movement connection to Wedgewood Boulevard. This connection would eventually provide all of the proposed lots with redundant access to MD 85 and Wedgewood Boulevard.

The Applicant has also worked with Staff in order to provide an access easement to the north of Lot 4 (not part of this application) in order to connect to the existing Executive Court South cul-de-sac within the Westview South MXD. This potential connection would provide further redundancy and provide through-movement access to Executive Drive.

3. **Public Transit:** This Site is served by the MD 85 Commuter Shuttle, which runs Monday through Friday and drops off/picks up at Wedgewood Boulevard and English Muffin Way in the adjoining Wedgewood development. Although not yet funded, Transit is planning to expand this route to full *Connector* status, thus increasing the days of service and improving headways.
4. **Vehicle Parking and Loading §1-19-6.200-through 1-19-6.220:** In accordance with Z.O. §1-19-6.220.A.1: *For the purpose of this chapter, the parking space requirements in the following table will apply. Parking shall be limited to the number of spaces required based on an evaluation of each proposed use, hours of operation, and joint or shared parking agreements. An increase or reduction in the number of required parking spaces may be granted by the Planning Commission where the applicant or Planning Commission authorized representative can demonstrate need based on characteristics of the proposed use, hourly parking demand studies published by the Institute of Transportation Engineers (ITE), or other documentation as approved by the Planning Commission.*

Staff and the Applicant worked to formulate a St. John's Properties parking and loading standard that will be used to determine parking and loading rates that are customized to the exact parking and loading requirements based on proposed uses and St. John's Properties "Flex" building standards that are used throughout the Mid-Atlantic region in over 18 million square feet of General Light Industrial flex buildings. The buildings throughout the Arcadia Business Park will be occupied with uses that are consistent with Frederick County's LI zoning district and each individual tenant suite will be able to be configured to accommodate that tenant's specific needs. As a result the tenant may need a smaller amount of parking spaces for their respective business needs, and may be replaced by a tenant that requires more parking than the previous tenant after a couple of years. St. John's Properties strives to provide the minimal number of parking/loading spaces that tenants will accept, while remaining flexible in order to accommodate the changing demands of the industry.

The Applicant is seeking a parking space modification in order to permit the St. John's Properties Standard as described (see Exhibit #2) in order to provide for increased flexibility when parking Building "C".

In accordance with Z.O. Section 1-19-6.220, required parking would be calculated for warehouse space at a rate of 1 space for each 1,000 square feet of warehouse space. Building "C" is 112,000 square feet, which would require 112 parking spaces.

Parking in accordance with the St. John's Properties Standard will be $112,000/491.23=228$ parking spaces, including 7 ADA accessible spaces.

In addition to the defined parking bays, overflow parking blocks have been identified in the truck courts should there be higher parking demands and lower loading demands based on fluctuating tenant demands. Staff has no objection to granting this parking space modification.

In accordance with Z.O. Section 1-19-6.210.B, the Applicant is required to provide 12 large loading spaces. The Applicant is requesting to provide 10 large loading spaces. In accordance with Z.O. §1-19-6.210.D the Applicant is seeking a loading space modification to permit a St. John's Properties Standard for loading (see Exhibit #2). The loading modification is necessary in order to maximize the flexibility of the site and provide for sufficient loading based on a prospective tenants business needs. Staff has no objection to granting this loading space modification.

5. **Bicycle Parking §1-19-6.220 (H):** The zoning ordinance requires 1 bicycle rack for every 40,000 square feet of Gross Floor Area (GFA), which requires 3 racks for this Site. The Applicant is proposing 3 racks which comply with the code requirement. The 3 bike racks are located on the western end of Building "C". The Applicant has provided a note that bicycle parking will comply with the Frederick County Bicycle Design Guide.
6. **Pedestrian Circulation and Safety §1-19-6.220 (G):** The Applicant worked with Staff during this most recent approval process and is proposing a 5' wide sidewalk along the entire length of the proposed Arcadia Drive from MD 85 to the north of the proposed cul-de-sac on Lot 5. Lot 5 will contain a stub sidewalk that will lead to Building "C", which will provide pedestrian access and circulation throughout the site.

Modifications/Conditions:

- a) §1-19-6.220.A.1: The Applicant is seeking a parking space modification to permit a St. John's Properties Standard for a total of 228 spaces for Building "C".
- b) §1-19-6.210.D: The Applicant is seeking a loading space modification to permit a St. John's Properties Standard for a total of 10 loading spaces for Building "C".

Public Utilities §1-19-3.300.4 (C): *Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.*

Findings/Conclusions

1. **Public Water and Sewer:** The site is to be served by public water and sewer and is classified W-1 and W-3, S-3. The property has an S-3 sewer classification. The water classification is an inaccurate water category for the subject property. However, the project is within a water and sewer service area and is required to comply with all Rules and Regulations of the Division of Utilities and Solid Waste Management (DUSWM) in order to utilize public water and sewer infrastructure for development of the property. The entire site will be served by water coming from New Design WTP and Sewer flowing into the Ballenger-McKinney WWTP.

Natural features §1-19-3.300.4 (D): *Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.*

Findings/Conclusions

1. **Topography:** Lot 5 is flat and sits slightly higher than MD 85. The proposed plan will not significantly alter the existing topography on site.
2. **Vegetation:** The site was graded in 2010 subsequent to the approvals gained at that time. With the exception of the previously preserved FRO easements, the site has been cleared of all vegetation.
3. **Sensitive Resources:** Existing mapping of the site reflects LsA type flooding and wet soils, located on-site. However, after the previous Preliminary/Final Site Plan approval the site was mass graded consistent with approvals in place at that time. The recent site plan note #6 indicates that no wetlands or 100-year floodplain are impacted by the proposed development. The site has been designed to treat all SWM for quality and quantity in accordance with the 2007 MD SWM Guidelines.
4. **Natural Hazards:** There are no natural hazards located on site.

Common Areas §1-19-3.300.4 (E): *If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.*

Findings/Conclusions

1. **Proposed Common Area:** The site includes industrial development and therefore, common areas requiring Planning Commission review of ownership, use, and maintenance are not proposed.

Other Applicable Regulations

Moderately Priced Dwelling Units – Chapter 1-6A: The proposed use is non-residential; therefore, MPDUs are not required.

Stormwater Management – Chapter 1-15.2: Stormwater Management has been addressed per previously approved and still valid Improvement Plans, AP 14165.

Planned Commercial/Industrial Development Standards-§1-19-10.300: This development proposal adheres to all of the standards listed in Z.O. Section 1-19-10.300.

§1-19-10.300. (A) *Purpose and intent.* In summary, the Planned Commercial/Industrial Development process is intended to encourage a concentration of uses and limit strip development, to provide for controlled access/convenience/efficiency for users, and to allow more than 1 principal use or building on a single lot in the GC, ORI, LI and GI zoning districts where flexibility in planning can be permitted without disturbing the neighborhood. Within the Limited Industrial the Planned Commercial/Industrial development process allows the use and development of a site for multiple users that may rotate over time without the necessity of subdividing the property. It allows for efficient and full use of an existing site that is larger in size than what is needed by an individual user. Staff has worked with the Applicant to achieve the purpose and intent of the development process as it would apply to the Limited Industrial zoning district. The proposed development meets the requirements of this section.

§1-19-10.300. (C) *Design standards.* The proposed development meets the design standards of this section. The layout has been designed to provide safe and efficient arrangement of land uses facilitating vehicular access into and throughout the Site.

The proposed uses comply with applicable supplementary Industrial district regulations as well as the Industrial District Performance Standards provided in §[1-19-7.600](#) and §[1-19-7.610](#).

APFO – Chapter 1-20:

1. **Schools.** Schools are not required to be tested due to the commercial uses proposed.
2. **Water/Sewer.** While the public sewer and water facilities are currently adequate to serve the Project, the Applicant is aware that capacity is not guaranteed until purchased. APFO approval for sewer and water does not guarantee that plats will be recorded and building permits will be issued. Plat recordation and building permit issuance is subject to compliance with the Annotated Code of Maryland, Environment Article Section 9-512, et seq. and all applicable County regulations, including but not limited to Sec. 1-16-106 of the Frederick County Subdivision Regulations.
3. **Roads.** As previously discussed, this development has fully guaranteed road improvements and has paid into all road escrow accounts required by the APFO at preliminary subdivision plan, outlined in the project's vested 2006 Letter of Understanding (LOU) (AP 4166).

Based on this site being 112,000 SF of General Light Industrial use, it is expected to generate 112 AM and 122 PM trips during the peak hours of the adjacent street traffic.

This site is subject to the Letter of Understanding and APFO testing attached to the original Russell Property subdivision. The LOU identified a total of 413,730 SF of General Light Industrial building area but the site was tested, and APFO findings made, assuming trips generated by 484,000 SF. Therefore, If the applicant wants to exceed the LOU subdivision building cap of 413,730 SF at some point in the future, they may provide a "trip scorecard" to the County staff that would take into account the number of trips considered for original APFO testing based on the assumed 484,000 SF, and the number of trips associated with approved and proposed site plans., they would need to demonstrate that the summed peak hour trips from each site in the subdivision would not exceed the overall 482 AM and 529 PM peak hour trips originally used for APFO testing for the entire site. If the trip scorecard indicated the total trips from the individual sites would exceed the subdivision trip cap, the subdivision would be re-tested for APFO and/or for additional escrow payments as determined by the APFO law in effect at that time

Forest Resource – Chapter 1-21: FRO mitigation for this development (recordation of on-site forest conservation easements and payment of fee-in-lieu) was provided in 2008 under AP 6866. No further FRO mitigation is required.

Historic Preservation – Chapter 1-23: There is an existing barn and corncrib located on Lot 5 to the northeast of the proposed office/warehouse structure. The Applicant has no plans to remove or refurbish these structures.

Summary of Agency Comments

<i>Other Agency or Ordinance Requirements</i>	<i>Comment</i>
<i>Development Review Engineering (DRE):</i>	Conditional Approval
<i>Development Review Planning:</i>	Hold: Address all agency comments as the plan proceeds through to completion.
<i>State Highway Administration (SHA):</i>	N/A
<i>Div. of Utilities and Solid Waste Mngt. (DUSWM):</i>	Conditional Approval
<i>Health Dept.</i>	Approved
<i>Office of Life Safety</i>	Approved
<i>DPDR Traffic Engineering</i>	Approved
<i>Historic Preservation</i>	N/A

RECOMMENDATION

Staff has no objection to conditional approval of the Planned Commercial/Industrial Development site plan approval for Lot 5, Building "C", totaling 112,000 square feet of office/warehouse buildings, on a 17.43-acre site. If the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval, or until January 11, 2020.

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met:

1. Address all agency comments as the plan proceeds through to completion.
2. Modification Requests:
 - a) §1-19-6.220.A.1: The Applicant is seeking a parking space modification to permit a St. John's Properties Standard for a total of 228 spaces for Building "C".
 - b) §1-19-6.210.D the Applicant is seeking a loading space modification to permit a St. John's Properties Standard for a total of 10 loading spaces for Building "C".
 - c) Per Z.O. §1-19-6.500.G: The Applicant is seeking a Lighting spillage modification for the lot lines interior to the overall Arcadia Business Park Development including areas of Arcadia Drive.
3. Prior to final stamp and signature of the Site Plan for Arcadia Business Park Lot 5, the revised Preliminary Plan (AP 16796) must be approved and the revised Plat for Lot 5 must be submitted, reviewed and approved. The liber/folio reference of the newly recorded Lot 5 shall be listed within Site Plan Purpose Statement Note on the Lot 5 Site Plan.
4. Prior to final stamp and signature of the Site Plan for Arcadia Business Park Lot 5, Countryside Addition Plat (AP 17098) must be approved and recorded. The liber/folio reference of the newly recorded Countryside Addition Plat shall be listed within General Note #1. This Addition Plat reference is essential to provide fee simple legal access to Lot 5.
5. The Open/Close/Alter application for Arcadia Drive shall be approved, prior to final stamp and signature of Lot 5.

PLANNING COMMISSION ACTION
MOTION TO APPROVE

I move that the Planning Commission **APPROVE** the Planned Commercial/Industrial Development site plan SP 04-11 AP 16799 **with conditions and modifications** as listed in the staff report for the proposed Planned Commercial/Industrial Development site plan approval for Lot 5, Building "C" totaling 112,000 square feet of office/warehouse space, on a 17.43-acre site, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.



December 16, 2016

Frederick County Planning Commission
30 North Market Street
Frederick, MD 21701

Re: Arcadia Drive, Lot 5 & 6 - Arcadia Business Park Parking Modification Request
A/P #16796, 16799 & 16802

Dear Commission Members:

St. John Properties, Inc. ("St. John Properties") respectfully requests a modification from the provisions of the Frederick County Zoning Ordinance for Section 1-19-6.220 (4) Parking. We are developing the Arcadia Business Park (formally known as the Russell Property) as a planned commercial industrial park with multiple tenants in multiple buildings. These buildings will be constructed with small bay sizes (2,520 to 3,000 square feet) on a speculative basis prior to specific users being identified. The nature of these "Flex" buildings is that they attract tenants with a wide variety of uses that evolve overtime with constant expansion and contraction of tenant sizes and high tenant turnover (tenant occupancy typically 1-7 years). The buildings of Arcadia Business Park will be occupied with Tenants whose uses are consistent with Frederick County's LI zoning and each individual tenant suite will be able to be configured/reconfigured to accommodate that tenant's specific needs. As a result a tenant may need a smaller amount of parking spaces for their business only to be replaced by a tenant that requires more parking than the previous tenant after a couple of years.

St. John Properties is the largest developer and owner of Flex buildings in the Mid-Atlantic region with a portfolio of over 18M square feet in eight states. To accommodate a variety of tenants, we have developed a parking and loading standard for all our projects. This standard has been developed through our 45-year history of developing, owning, leasing, and managing similar business parks throughout the country. Because of the "value-oriented" market for Flex space, St. John Properties places an intense focus on minimizing construction costs to keep its rents competitive in the marketplace. Critical to achieving this value is limiting the amount of parking and loading areas it delivers in each park. However, tenants only lease suites when there is ample parking/loading. As such, St. John Properties strives to deliver the minimal number of parking/loading spaces that tenants will accept. And since tenants are constantly reconfiguring and turning over (vacating, growing,

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shrinking), it's critical that the parking/loading areas be flexible to accommodate the changing demands on those areas. In St. John Properties' experience, tenants require a wide range in the amount of parking vs. loading spaces. Typically, tenants that require more loading spaces (like warehouse) use less parking spaces and tenants that require more parking spaces (like office) use less loading spaces. It is this balance between parking and loading spaces that helps to avoid constructing excess impervious parking/loading areas. For example, because loading areas can be used as overflow parking areas it avoids the need to construct supplemental parking areas in open spaces when a warehouse tenant vacates and an office user moves in.

It is our experience that our business parks offer great flexibility for a multitude of configurations in a high-quality professional campus, and as such, businesses tend to aggregate in our business communities as opposed to spreading out in small buildings all over the County. By aggregating businesses together, our parks achieve higher efficiency of land use from shared facilities (e.g., one larger stormwater pond consumes much less land than do two smaller ponds of the same capacity) and our business tenants are often symbiotic with each other (i.e., a guest can visit multiple businesses in one trip and tenants within the park can conduct business with each other (trip capture)). The result is that sprawl is reduced, the environmental impacts of new construction elsewhere are eliminated, and less stress is placed on County infrastructure. We believe that the reasons listed above mitigate the environmental impacts of having a slightly higher impervious area when comparing the proposed parking configuration to County standards. Thank you for your consideration.

Sincerely,



Matthew F. Holbrook
Regional Partner

cc: Fran Zeller



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November 23, 2016

Frederick County Planning Commission
30 North Market Street
Frederick, MD 21701



Re: Arcadia Drive, Lot 5 & 6 - Arcadia Business Park Lighting Modification Request
A/P #16796, 16799 & 16802

Dear Commission Members:

On behalf of our client, we are requesting a modification from the provisions of the Frederick County Zoning Ordinance for Section 1-19-6.500 (D) Lighting. The Arcadia Business Park (formally Russell Property) is being developed as a planned commercial industrial park with multiple buildings. Although the buildings are located on separate lots, the park is considered as a single location.

Light spillage is created by shared light poles in parking areas and is not unusual. It is requested that within the boundaries of the overall Arcadia Business Park subdivision and along proposed Arcadia Drive, light be permitted to exceed 0.50 foot candles at the property lines between the lots and along the right of way of the public road. Light will not exceed 0.50 foot candles on the outer property lines of the planned development.

Thank you for your consideration.

S. Francis Zeller
Vice President

cc: Matt Holbrook

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